



# Upcoming South Beach Urban Renewal Projects

PROPOSAL TO AMEND SOUTH BEACH URBAN RENEWAL PLAN  
ACQUISITION OF PARCEL AT NE CORNER OF 35<sup>TH</sup> AND US101

INFORMATIONAL MEETING  
6:00 PM, OCTOBER 27, 2014

# South Beach Urban Renewal Plan Overview

- ▶ Initially established in 1983 with closing date of 2010
- ▶ District extended in 2009 with adoption of Substantial Amendment V. Established three plan phases with specific project lists
- ▶ Five minor amendments since to refine project lists and priorities
- ▶ Project phase one is complete, and Agency will initiate scheduled \$5.4 million borrow in 2015 to fund Phase 2 projects
- ▶ District closes to new projects at the end of 2020 with debt to be retired by 2027
- ▶ Maximum indebtedness capped at \$38.75 million



# Overview Map of Upcoming Projects

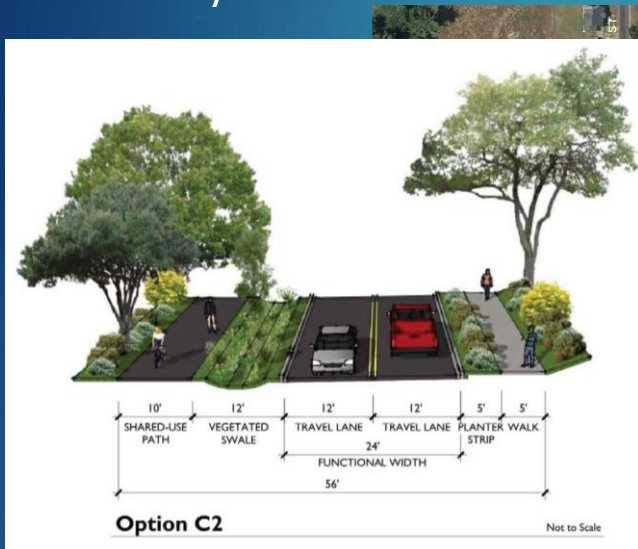




1

# Abalone Street Extension

- Description: Extend SW Abalone Street from the Pioneer Cemetery to the intersection of SW 35<sup>th</sup> / SW Anchor Way
- Timeline: Construct Spring/Summer 2015
- Cost: \$1,227,336 (Urban Renewal, OMSI, SDCs)





2

## SW 30<sup>th</sup> Street Extension

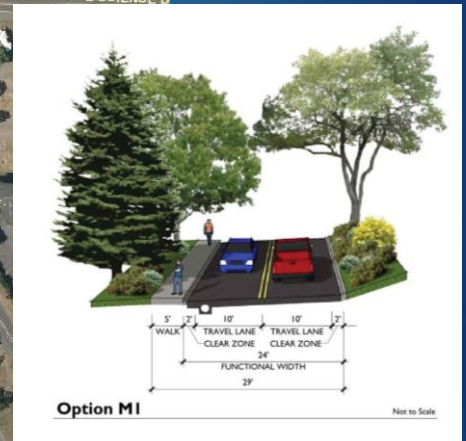
- Description: Extend SW 30<sup>th</sup> Street from SW Brant Street to SW Abalone Street
- Timeline: Construct Spring/Summer 2015
- Cost: \$310,759 (Urban Renewal, OMSI)





# SW Brant Street Improvements

- Description: Pave SW Brant from SW 27<sup>th</sup> Street to SW 30<sup>th</sup> Street at 24-28-feet of width with 5-foot sidewalk on west side.
- Timeline: Construct Spring/Summer 2015
- Cost: \$707,411 (Urban Renewal)





4

# SW 27th Street Improvements

- Description: Pave SW 27th Street at 24-feet of width from SW Brant to SW Abalone Street with 5-foot sidewalk on north side.
- Timeline: Construct Spring/Summer 2015
- Cost: \$229,100 (Urban Renewal)





# Safe Haven Hill Tsunami Evacuation Assembly Area

- Description: Construct pathway, signage, lighting and emergency storage shed to improve accessibility and utility of the evacuation assemble area.
- Timeline: Tentative Spring/Summer 2015
- Cost: \$556,838 (FEMA, Urban Renewal)





## 35<sup>th</sup> and US 101 / SE Ferry Slip Improvements

### ► Description:

- Construct signalized intersection at US 101 and SE 35th Street
- Eliminate signal and channelize US 101 and SE 32nd St intersection
- Close SE Ferry Slip Road and US 101 Intersection
- Install bike and pedestrian facilities along US 101 between Yaquina Bay Bridge and SE 35th Street
- Widen SE Ferry Slip Road from SE Ash St north to SE 32nd St to provide north/south alternative to US 101 for vehicles, bicyclists and pedestrians

- Timeline: City of Newport to initiate SE Ferry Slip Road Improvements in 2015. ODOT to construct 35<sup>th</sup> Street and install signal in 2017

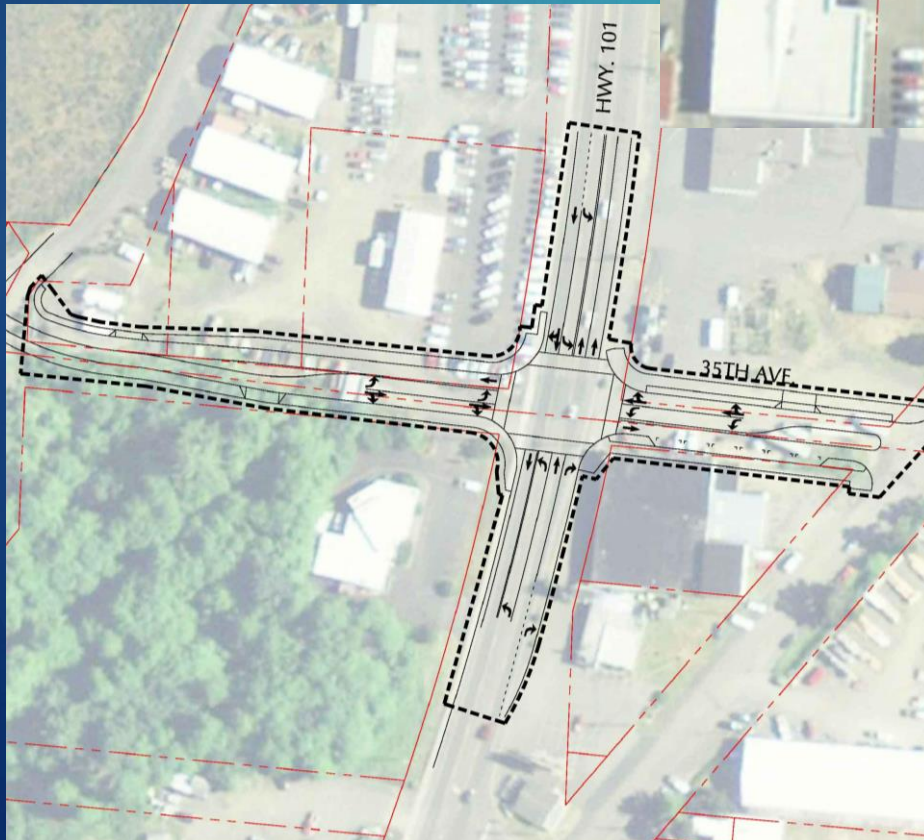


# Intersection and Budget Details

Total Cost:  
\$3,617,000

ODOT Contribution:  
\$1,979,000

Agency Match:  
\$1,638,000





# Strategic Site Acquisition at NE Corner of 35th / US 101

- Description: 2.34 Acre I-1 Zoned Property.
- Timeline: Agency entered into purchase agreement on July 10, 2014. Due diligence and environmental assessments completed at the end of September. Agency to act on minor amendment to Urban Renewal Plan by the end of November.
- Cost: \$1,525,000 (Urban Renewal)





# Timing of Improvements



# Summary of Overall Project Strengths

- ▶ Enhances US 101 mobility/traffic flow
- ▶ Provide bike/pedestrian mobility options in South Beach where none now exist
- ▶ Revitalizes existing residential areas
- ▶ Creates viable alternative to US 101 for local traffic via upgrades to Ferry Slip Rd
- ▶ Leverages match funds to stretch urban renewal resources
- ▶ Facilitates economic development
- ▶ Implements projects developed through community engagement or will provide opportunities for public input at key decision making points
- ▶ Is a complete solution for South Beach



# Why is Agency Interested in this Parcel?

- ▶ Influence over end user. Opportunity for Agency to market property for service uses that it wants to attract to South Beach, and to ensure that end use is complementary and will have a net positive impact on assessed values
- ▶ Design flexibility. Agency must obtain a fair amount of right-of-way off of the property in order to construct street improvements. Purchasing the property outright provides added design flexibility
- ▶ Return on Investment. New street improvements should increase the value of the property, meaning there is a good chance Agency would recover its investment. Proceeds from sale could off-set part of the Phase 3 borrow or accelerate debt retirement
- ▶ Property can be purchased without impacting committed Phase II projects
- ▶ Agency can provide smooth transition to existing tenants. For example, the South Beach Church would be allowed to remain until planned improvements are completed

# Redevelopment Strategy

- ▶ Frontage Improvements: Sidewalk along US 101, 35<sup>th</sup> Street Signal, 35<sup>th</sup> Street Extension, SE Ferry Slip Multi-use Path. Work to be completed 2018.
- ▶ Site Preparation: Rents to be set aside for short term maintenance and demolition \$5,600 - \$9,600 month (\$67,200 - \$115,200 year).
- ▶ Resale of Property: Agency to put together proposal, with community input, to market property. Emphasis to be placed on attracting services uses (i.e. neighborhood scale market, personal service retail, gas station, restaurant, etc.).
- ▶ Proceeds: Funds to be used to accelerate URA debt retirement.



# Minor Amendment 11

- ▶ Amend Phase 2 budget for Strategic Site Acquisition and Reuse from \$500,000 to \$1,540,000.

## Where Will the Funds Come from?

- ▶ Carry-over from Phase 1: \$420,000
- ▶ Eliminate budgeted funds for:
  - ▶ Wetland Mitigation Bank \$100,000
  - ▶ Match for street paving LID's \$150,000
  - ▶ SW 26<sup>th</sup> Street Lift Station \$110,000
- ▶ Reduce budgeted funds for:
  - ▶ Park/Trail Development -\$150,000
  - ▶ TSP Projects – right-of-way - \$110,000

# Overview Map of Upcoming Projects





# Revised Phase 2 Program

## Fiscal Year 2013 - 2016



1	SW Abalone St Extension	\$1,227,336 (\$850,000 UR Portion)
2	SW 30 <sup>th</sup> Street Extension	\$310,759 (\$150,000 UR Portion)
3	SW Brant Street Improvements	\$707,411
4	SW 27 <sup>th</sup> Street Improvements	\$229,100
5	Safe Haven Hill Assembly Area	\$556,838 (\$200,000 UR Phase 1)
6	35 <sup>th</sup> – US 101 – Ferry Slip Road	\$3,617,000 (\$1,638,000 UR Portion)
7	Purchase at NE Corner of 35 <sup>th</sup> /101	\$1,540,000
?	Park/Trail Development (Contribution to SE Chestnut Street)	\$50,000
?	Underground Utility Lines SE Ferry Slip	\$300,000
?	Transportation System Plan Right-of-way Acquisition (SE 50 <sup>th</sup> / SE 62 <sup>nd</sup> )	\$265,000

# Questions?

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